

Our Vision - The City of Weldon Spring fosters a premier Community that is a safe place to live and enjoy life.



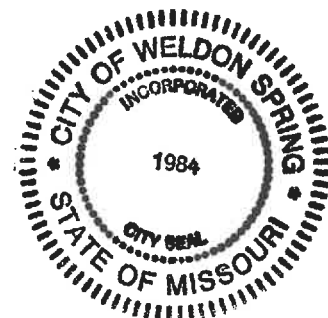
**CITY OF WELDON SPRING
BOARD OF ALDERMEN REGULAR MEETING
ON THURSDAY, OCTOBER 23, 2025, AT 7:30 PM
WELDON SPRING CITY HALL
5401 INDEPENDENCE ROAD
WELDON SPRING, MISSOURI 63304**

******TENTATIVE AGENDA******

A NOTICE IS HEREBY GIVEN that the Regular Board of Aldermen Meeting will be in person on Thursday, October 23, 2025, at seven thirty in the evening (7:30 PM). The meeting will be held at Weldon Spring City Hall, 5401 Independence Road, Weldon Spring, Missouri, 63304, with the following tentative agenda:

****** AGENDA ******

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL and DETERMINATION OF A QUORUM**
- 4. CITIZENS COMMENTS** – The public must be in person to speak during Citizens Comments or send comments in writing to the City Clerk (at bhanks@weldonspring.org) prior to the Board meeting. Anyone wishing to speak shall state their name, their address, and limit their remarks to 3 minutes.
- 5. APPROVAL OF MINUTES**
 - A.** August 28, 2025 – Regular Board Meeting Minutes
 - B.** October 9, 2025 – Regular Board Meeting Minutes
- 6. CITY TREASURER'S PACKET**
 - A.** Paid Bills (October 3, 2025– October 16, 2025)
- 7. UNFINISHED BUSINESS**
 - A.** Wolfrum Road – **City Administrator**
- 8. NEW BUSINESS**
 - A.** Summit of Whitmoor Walking Trail Maintenance Easements – **Alderman Clutter**
- 9. COMMITTEE REPORTS/DISCUSSION**
 - A.** City Administrator Report (Informational) – **City Administrator**
- 10. RECEIPTS & COMMUNICATIONS**
- 11. ADJOURNMENT**



*WCH
on 10-20-
@ 1:00p*

Our Mission - The City of Weldon Spring will provide premier public services to the Community with integrity, transparency, and fiscal responsibility.

**CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
AUGUST 28, 2025**

CALL TO ORDER: The Weldon Spring Board of Aldermen met for their regular meeting at Weldon Spring City Hall, 5401 Independence Road on Thursday, August 28, 2025, at 7:30 PM with Mayor Donald Licklider presiding.

PLEDGE OF ALLEGIANCE: Mayor Licklider asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On a roll call, the following Aldermen were present:

Ward 1:	Alderman Clutter	Alderman Yeager
Ward 2:	Alderman Conley	Alderman Kolb
Ward 3:		Alderman Culver

Alderman Martiszus was absent. A quorum was declared.

Also present were Mayor Licklider, Don Stolberg (City Administrator), and Bill Hanks (City Clerk).

PUBLIC COMMENTS:

- **Laura Balding, 555 Old Wolfrum Road:** Mrs. Balding discussed how a portion of Wolfrum Road and existing right-of-way was abandoned in 1970s, and should be returned to the present day property owner.

MINUTES:

August 14, 2025 – Regular Board Meeting Minutes: Alderman Clutter moved to approve the minutes from the July 10, 2025, regular meeting, with one minor change. The motion was seconded by Alderman Kolb. **Motion carried** with 5 ayes.

TREASURER’S REPORT:

Alderman Clutter made a motion to accept the Treasurer’s packet of paid bills from August 8, 2025, to August 21, 2025, as submitted. The motion was seconded by Alderman Yeager. **Motion carried** with 5 ayes.

UNFINISHED BUSINESS:

There was no unfinished business at this time.

NEW BUSINESS:

Bill #1246 – An Ordinance Adopting the Budget for Fiscal Year 2026 for the City of Weldon Spring, Missouri, and Matters Relating Thereto: Alderman Clutter moved to introduce Bill #1246 for its first reading by title only. Alderman Yeager seconded the motion, and the **motion carried**.

Bill #1246 was tabled in accordance with City Code.

Personnel Manual Proposed Changes: The Board discussed the possibility of offering benefits to part-time employees as a strategy to help retain the City’s skilled workforce. The discussion then shifted to clarifying the use of bereavement time in the employee handbook and adjusting the minimum usage requirement for sick and vacation time from four-hour blocks to two-hour blocks. After discussion, the Board agreed that elected officials would provide their feedback to Mr. Stolberg, City Administrator, so he can prepare revised proposals for consideration at the next Board of Aldermen meeting on September 11, 2025.

REPORTS & COMMITTEES:

City Administrator Report: The City Administrator Report was submitted to the Board prior to the meeting.

Alderman Clutter requested that Mr. Stolberg seek input from the St. Charles County Police regarding potential locations for additional security cameras within the City and report back at the next Board meeting.

The Board then held a lengthy discussion regarding safety concerns related to the emergency repairs on “back” Wolfrum Road. Following discussion, Alderman Yeager made a motion to have Terra Engineering evaluate the steep drop-off at the repair site and provide recommendations on the possible installation of guardrails on both sides of the road.

ADJOURNMENT:

Alderman Kolb moved to adjourn the meeting at 8:35 PM, seconded by Alderman Culver. **Motion carried** with 5 ayes.

Respectfully submitted,

William C. Hanks, City Clerk

**CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
OCTOBER 9, 2025**

CALL TO ORDER: The Weldon Spring Board of Aldermen met for their regular meeting at Weldon Spring City Hall, 5401 Independence Road on Thursday, October 9, 2025, at 7:30 PM with Alderman Yeager (Board President) presiding.

PLEDGE OF ALLEGIANCE: Alderman Yeager asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On a roll call, the following Aldermen were present:

Ward 1:	Alderman Clutter	Alderman Yeager
Ward 2:	Alderman Conley	Alderman Kolb
Ward 3:	Alderman Martiszus	

Alderman Culver was absent. A quorum was declared.

Mayor Licklider was also absent

Also present were Bob Wohler (City Attorney), Don Stolberg (City Administrator), and Bill Hanks (City Clerk).

PUBLIC COMMENTS:

There were no public comments at this time.

MINUTES:

August 28, 2025 – Regular Board Meeting Minutes: Alderman Yeager moved to table the passage of the August 28, 2025, regular Board meeting minutes until Alderman Culver returns from her vacation, seconded by Alderman Kolb. **Motion carried** with 5 ayes.

September 25, 2025 – Regular Board Meeting Minutes: Alderman Clutter moved to approve the minutes from the September 25, 2025, regular meeting, with one correction. The motion was seconded by Alderman Kolb. **Motion carried** with 4 ayes. Alderman Martiszus abstains from voting.

Note: The correction was Alderman Clutter, not Alderman Yeager, seconded the motion to move forward with the installation of an emergency guardrail on the south (river) side of Wolfrum Road at the emergency repair location and expedite the process by having City staff solicit a cost. This correction applies to the second paragraph on page 2 of September 25, 2025, Regular Board Meeting Minutes.

TREASURER’S REPORT:

Alderman Clutter made a motion to accept the Treasurer’s packet of paid bills from September 19, 2025, to October 2, 2025, and the August 2025 Credit Card Bill as submitted. The motion was seconded by Alderman Kolb. **Motion carried** with 5 ayes.

UNFINISHED BUSINESS:

Bill No. 1247 – An Ordinance Amending Ordinance #09-29 (Creating the Employee Policy Manual) of the City of Weldon Spring, Missouri, by Amending, or Repealing and Replacing Certain Sections of the Employee Policy Manual and Matters Relating: Alderman Yeager made a motion to approve Bill No. 1247 for its second and final reading by title only. Alderman Clutter seconded the motion.

On a roll call vote, Bill No. 1247 was placed as Ordinance 25-15 as followed:

AYES: 5 – Clutter, Conley, Kolb, Martiszus, and Yeager
NOES: 0
ABSENT: 1 – Culver

Alderman Clutter made a request that City Administrator report back to the Board in one year on the amount of leave time used by all employees.

Wolfrum Road: Mr. Stolberg (City Administrator) stated that the City received a quote from Infrastructure Management for the safety measures requested by the Board of Aldermen for the recently repaired portion of Back Wolfrum Road. The proposed work includes:

- ✓ Installation of two “Shoulder Drop Off” warning signs with accompanying 25 mph advisory plaques.
- ✓ Installation of six Type III OMS hazard signs.
- ✓ Installation of approximately 450 linear feet of guardrail (300 feet on one side and 150 feet on the other) with 8-foot posts.
- ✓ Installation of four crashworthy end terminals.
- ✓ Slope shaping required to accommodate the guardrail installation.

He added that the total cost for materials, labor, and installation is \$62,040. There was a brief discussion.

The Board President (Alderman Yeager) invoked the emergency purchase procedures according to Section 135.050 (I) of the Municipal Code. This decision was made by the City based on the timing before winter season.

Alderman Clutter moved to accept the quote from Infrastructure Management in the amount of \$62,040 to complete all the safety measures requested by the Board. The motion

was seconded by Alderman Martiszus. **Motion carried** with 5 ayes.

NEW BUSINESS:

Release the Enclave at Blue Ridge Terrance Letter of Credit for Vegetation and Erosion Control: Alderman Clutter made a motion to release the Letter of Credit in the amount of \$1,640 for vegetation and erosion control at the Enclave at Blueridge Terrance development. The motion was seconded by Alderman Kolb. **Motion carried** with 5 ayes.

REPORTS & COMMITTEES:

Public Safety Report: The September Crime Statistic Report was submitted to the elected officials prior to the meeting.

City Administrator Report: The City Administrator Report was submitted to the Board prior to the meeting.

Alderman Clutter asked for update on the City Hall project. Mr. Stolberg told Alderman Clutter that there will likely be Work Session in November with Navigate Building Solutions to discuss the next steps.

ADJOURNMENT:

Alderman Kolb moved to adjourn the meeting at 8:03 PM, seconded by Alderman Clutter. **Motion carried** with 5 ayes.

Respectfully submitted,

William C. Hanks, City Clerk

**PAID BILLS TO BE APPROVED
OCT 3, 2025 -- OCT 16, 2025**

EXCEPT FOR THE ITEMS NOTED, THE ATTACHED LIST IS APPROVED BY THE BOARD OF ALDERMAN FOR PAYMENT. APPROVED THIS
23RD DAY OF OCT 2025 _____, MAYOR

Report Title

Claims Report

Period

10/05/2025 To 10/16/2025

Vendor Name	References	Amount	Vendor Total	Date
AMEREN	SIEDENTIOP PARK	\$18.48	\$18.48	10/15/2025
BYRNE & JONES CONSTRUCTION	PLAYGROUND	\$235,726.00	\$235,726.00	10/15/2025
CUIVRE RIVER ELECTRIC	CITY HALL ELECTRIC	\$194.22		10/10/2025
CUIVRE RIVER ELECTRIC	SHED ELECTRIC	\$287.24		10/10/2025
CUIVRE RIVER ELECTRIC	CABIN ELECTRIC	\$36.27		10/10/2025
CUIVRE RIVER ELECTRIC	BARN ELECTRIC	\$45.00	\$562.73	10/10/2025
O'FALLON MUNICIPAL COURT	QUARTARLY COURT	\$14,630.02	\$14,630.02	10/13/2025
PROPET	LITTER PICK UP BAGS	\$188.14	\$188.14	10/13/2025
QUADIENT LEASING	LEASING POSTAGE MACHINE QUARTERLY	\$149.91	\$149.91	10/13/2025
TEAM ORION	10/08 RIGHT A WAY MOWING	\$1,155.00	\$1,155.00	10/6/2025
Total			\$252,430.28	

MAINTENANCE EASEMENT AGREEMENT

(City of Weldon Spring, Missouri)

THIS MAINTENANCE EASEMENT AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2025, by and between:

Grantor(s):

Kurt Odle and Teresa L. Odle
689 Claremoor Pass, Weldon Spring,
Missouri 63304

Grantee:

City of Weldon Spring, Missouri
5401 Independence Road
Weldon Spring, Missouri 63304

RECITALS

WHEREAS, Grantor is the owner of certain real property located in St. Charles County, Missouri, more particularly described in Exhibit A attached hereto and incorporated herein by reference ("Property");

WHEREAS, Grantee maintains a public walking trail which traverses or is adjacent to the Property;

WHEREAS, a portion of said trail and related improvements are located such that periodic access across the Property is necessary for inspection, operation, maintenance, repair, and replacement of the trail;

WHEREAS, Grantor desires to grant to Grantee a non-exclusive perpetual maintenance easement for such purposes;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Grant of Easement

Grantor hereby grants, bargains, and conveys to Grantee, its agents, employees, and contractors, a perpetual, non-exclusive maintenance easement ("Easement") over, under, upon, and across that portion of the Property described in Exhibit B attached hereto and incorporated herein by reference ("Easement Area").

2. Purpose

The Easement is granted for the sole purpose of allowing Grantee to inspect, operate, maintain, repair, reconstruct, and replace the public walking trail and related improvements, including but not limited to grading, paving, vegetation control, drainage improvements, snow and debris removal, and the placement or use of maintenance vehicles and equipment as reasonably necessary.

3. Access

Grantee shall have the right of reasonable ingress and egress to and from the Easement Area across the Property, including by vehicle, equipment, or on foot, as necessary to perform maintenance functions. Access shall be at reasonable times, except in the case of an emergency.

4. Restrictions

Grantor shall not construct, place, or permit any permanent structures or other improvements within the Easement Area that would interfere with Grantee's maintenance activities. Landscaping or fencing within the Easement Area shall be subject to removal or replacement at the Grantor's expense if it interferes with maintenance activities.

5. Restoration

Upon completion of any maintenance or repair work, Grantee shall restore the Easement Area as nearly as reasonably practicable to its prior condition, including regrading, reseeding, and replacing any removed fencing.

6. Term and Binding Effect

This Easement is perpetual and shall run with the land, binding the Grantor and all successors, assigns, and future owners of the Property, and shall inure to the benefit of the Grantee and its successors and assigns.

7. Indemnification

Grantee shall indemnify and hold harmless Grantor from and against any and all claims, damages, liabilities, and expenses arising out of Grantee's use of the Easement Area, except to the extent caused by the negligence or willful misconduct of Grantor.

8. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

GRANTOR(S):

Kurt Odle

Teresa L. Odle

GRANTEE:
CITY OF WELDON SPRING, MISSOURI

Donald D. Licklider, Mayor

Attest:

William C. Hanks, City Clerk

Exhibit A

Legal Description of Maintenance Easement Area

(Summit at Whitmoor subdivision - Lot 19)

A tract of land being part of Lot 19 of "Summit at Whitmoor," St. Charles County, Missouri, and being more particularly described as follows:

Commencing at the northeast corner of said Lot 19 as conveyed to Kurt Odle and Teresa L. Odle; thence along the north line of said Lot 19, South 72 degrees 50 minutes 22 seconds West, a distance of 171.10 feet to the northwest corner of said Lot 19, thence departing said north line, South 18 degrees 29 minutes 28 seconds East, a distance of 10.00 feet; thence North 72 degrees 50 minutes 22 seconds East, a distance of 171.10 feet; thence North 18 degrees 29 minutes 28 seconds West, a distance of 10.00 feet to a point on the north line of said Lot 19 to the Point of Beginning.

Exhibit B



MAINTENANCE EASEMENT AGREEMENT

(City of Weldon Spring, Missouri)

THIS MAINTENANCE EASEMENT AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 2025, by and between:

Grantor(s):

David Hester and Christine Hester
4641 Crosshaven Court, Weldon Spring,
Missouri 63304

Grantee:

City of Weldon Spring, Missouri
5401 Independence Road
Weldon Spring, Missouri 63304

RECITALS

WHEREAS, Grantor is the owner of certain real property located in St. Charles County, Missouri, more particularly described in Exhibit A attached hereto and incorporated herein by reference (“Property”);

WHEREAS, Grantee maintains a public walking trail which traverses or is adjacent to the Property;

WHEREAS, a portion of said trail and related improvements are located such that periodic access across the Property is necessary for inspection, operation, maintenance, repair, and replacement of the trail;

WHEREAS, Grantor desires to grant to Grantee a non-exclusive perpetual maintenance easement for such purposes;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Grant of Easement

Grantor hereby grants, bargains, and conveys to Grantee, its agents, employees, and contractors, a perpetual, non-exclusive maintenance easement (“Easement”) over, under, upon, and across that portion of the Property described in Exhibit B attached hereto and incorporated herein by reference (“Easement Area”).

2. Purpose

The Easement is granted for the sole purpose of allowing Grantee to inspect, operate, maintain, repair, reconstruct, and replace the public walking trail and related improvements, including but not limited to grading, paving, vegetation control, drainage

improvements, snow and debris removal, and the placement or use of maintenance vehicles and equipment as reasonably necessary.

3. Access

Grantee shall have the right of reasonable ingress and egress to and from the Easement Area across the Property, including by vehicle, equipment, or on foot, as necessary to perform maintenance functions. Access shall be at reasonable times, except in the case of an emergency.

4. Restrictions

Grantor shall not construct, place, or permit any permanent structures or other improvements within the Easement Area that would interfere with Grantee's maintenance activities. Landscaping or fencing within the Easement Area shall be subject to removal or replacement at the Grantor's expense if it interferes with maintenance activities.

5. Restoration

Upon completion of any maintenance or repair work, Grantee shall restore the Easement Area as nearly as reasonably practicable to its prior condition, including regrading, reseeding, and replacing any removed fencing.

6. Term and Binding Effect

This Easement is perpetual and shall run with the land, binding the Grantor and all successors, assigns, and future owners of the Property, and shall inure to the benefit of the Grantee and its successors and assigns.

7. Indemnification

Grantee shall indemnify and hold harmless Grantor from and against any and all claims, damages, liabilities, and expenses arising out of Grantee's use of the Easement Area, except to the extent caused by the negligence or willful misconduct of Grantor.

8. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

GRANTOR(S):

David Hester

Christine Hester

GRANTEE:
CITY OF WELDON SPRING, MISSOURI

Donald D. Licklider, Mayor

Attest:

William C. Hanks, City Clerk

Exhibit A

Legal Description of Maintenance Easement Area

(Butterfield Subdivision – Lot 2)

A tract of land being part of Lot 2 of “Butterfield Subdivision Boundary Adjustment Lots 1 & 2,” St. Charles County, Missouri, and being more particularly described as follows:

Commencing at the southwest corner of said Lot 2 as conveyed to David Hester and Christine Hester; thence along the south line of said Lot 2, North 72 degrees 50 minutes 22 seconds East, a distance of 43.50 feet; thence departing said south line, North 18 degrees 29 minutes 28 seconds West, a distance of 10.00 feet; thence South 72 degrees 50 minutes 22 seconds West, a distance of 43.50 feet; thence South 18 degrees 29 minutes 28 seconds East, a distance of 10.00 feet to a point on the south line of said Lot 2, to the Point of Beginning.

Exhibit B



MAINTENANCE EASEMENT AGREEMENT

City of Weldon Spring, Missouri

THIS MAINTENANCE EASEMENT AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 2025, by and between:

Grantor(s):

Terence Gardner and Erin Gardner
4700 Private Lane, St. Charles, Missouri
63304

Grantee:

City of Weldon Spring, Missouri
5401 Independence Road
Weldon Spring, Missouri 63304

RECITALS

WHEREAS, Grantor is the owner of certain real property located in St. Charles County, Missouri, more particularly described in Exhibit A attached hereto and incorporated herein by reference (“Property”);

WHEREAS, Grantee maintains a public walking trail which traverses or is adjacent to the Property;

WHEREAS, a portion of said trail and related improvements are located such that periodic access across the Property is necessary for inspection, operation, maintenance, repair, and replacement of the trail;

WHEREAS, Grantor desires to grant to Grantee a non-exclusive perpetual maintenance easement for such purposes;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Grant of Easement

Grantor hereby grants, bargains, and conveys to Grantee, its agents, employees, and contractors, a perpetual, non-exclusive maintenance easement (“Easement”) over, under, upon, and across that portion of the Property described in Exhibit B attached hereto and incorporated herein by reference (“Easement Area”).

2. Purpose

The Easement is granted for the sole purpose of allowing Grantee to inspect, operate, maintain, repair, reconstruct, and replace the public walking trail and related improvements, including but not limited to grading, paving, vegetation control, drainage improvements, snow and debris removal, and the placement or use of maintenance vehicles and equipment as reasonably necessary.

3. Access

Grantee shall have the right of reasonable ingress and egress to and from the Easement Area across the Property, including by vehicle, equipment, or on foot, as necessary to perform maintenance functions. Access shall be at reasonable times, except in the case of an emergency.

4. Restrictions

Grantor shall not construct, place, or permit any permanent structures or other improvements within the Easement Area that would interfere with Grantee's maintenance activities. Landscaping or fencing within the Easement Area shall be subject to removal or replacement at the Grantor's expense if it interferes with maintenance activities.

5. Restoration

Upon completion of any maintenance or repair work, Grantee shall restore the Easement Area as nearly as reasonably practicable to its prior condition, including regrading, reseeding, and replacing any removed fencing.

6. Term and Binding Effect

This Easement is perpetual and shall run with the land, binding the Grantor and all successors, assigns, and future owners of the Property, and shall inure to the benefit of the Grantee and its successors and assigns.

7. Indemnification

Grantee shall indemnify and hold harmless Grantor from and against any and all claims, damages, liabilities, and expenses arising out of Grantee's use of the Easement Area, except to the extent caused by the negligence or willful misconduct of Grantor.

8. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

GRANTOR(S):

Terence Gardner

Erin Gardner

GRANTEE:
CITY OF WELDON SPRING, MISSOURI

Donald D. Licklider, Mayor

Attest:

William C. Hanks, City Clerk

Exhibit A

Legal Description of Maintenance Easement Area

(Part of U.S. Survey 16 – Unincorporated St. Charles County)

A tract of land being part of U.S. Survey 16, Township 46 North, Range 4 East, St. Charles County, Missouri, and being more particularly described as follows:

Commencing at the southeast corner of the tract of land described as “Part of Survey 16, Township 46 North, Range 4 East, being a part of the northwest corner thereof,” as conveyed to Terence Gardner and Erin Gardner, said point also lying on the south line of said tract; thence along said south line, South 72 degrees 50 minutes 22 seconds West, a distance of 136.50 feet; thence departing said south line, North 18 degrees 29 minutes 28 seconds West, a distance of 10.00 feet; thence North 72 degrees 50 minutes 22 seconds East, a distance of 136.50 feet; thence South 18 degrees 29 minutes 28 seconds East, a distance of 10.00 feet to a point on the south line of said tract, to the Point of Beginning.

Exhibit B







